





#### **Tax Information**

**LOCATION: 1515 W ACADEMY ST** 

PID #: 130326 PIN #: 2589470926 NBHD #: CV002

NBHD NAME: INDUSTRIAL CHERRYVILLE TOWNSHIP: CHERRYVILLE TOWNSHIP

**OWNER ID #**: 00614758

**CURRENT OWNER 1: TRAVIS KNITS INC** 

**CURRENT OWNER 2:** 

MAILING ADDRESS: ATTN:ACCOUNTS

PAYABLE PO BOX 190 CITY: LINCOLNTON STATE: NC ZIP: 28093

JAN1 OWNER 1: TRAVIS KNITS INC

JAN1 OWNER 2:

#### **Tax Information**

**DEED TYPE: WD** 

**DEED BK**: 2211 **PG**: 0218

**DEED RECORDING DATE**: 09/29/1992

**SALES AMOUNT:** \$0

PLAT BK: PG: LEGAL DESC 1:. LEGAL DESC 2:

**STRUCTURE TYPE: INDUSTRIAL** 

YEAR BUILT: 1971

**SQUARE FOOTAGE**: 196500

**BASEMENT**: No

**#BEDROOMS**: 0 **#BATHS**: 0 **MULTI-STRUCTURES**: NO

ACREAGE: 12.13

TAX DISTRICT : CHERRYVILLE CITY VOLUNTARY AG DISTRICT : NO

MARKET LAND VALUE: \$128,020
MARKET IMPV. VALUE: \$557,979
MARKET VALUE: \$685,999
FARM DISCOUNT: NO

TAXABLE VALUE: \$685,999

#### **School Information**

ELEMENTARY: CHERRYVILLE ELEMENTARY K-3, W. BEAM

INTERMEDIATE 4-5

MIDDLE: CHERRYVILLE - JOHN CHAVIS

**HIGH: CHERRRYVILLE** 

#### **Election Information**

PRECINCT NAME: CHERRYVILLE III

**POLLING PLACE:** FIRST PRESBYTERIAN

CHURCH FELLOWSHIP HALL

**POLLING ADDRESS: 107 W. ACADEMY** 

STREET WARD #:2

**CONGRESS REPRESENTATIVE:** 

MEMBER PATRICK MCHENRY
CONGRESSIONAL DISTRICT: 10

HOUSE REPRESENTATIVE :

REPRESENTATIVE KELLY E. HASTINGS

(REP)

HOUSE DISTRICT: 110

**SENATOR: SENATOR KATHY** 

HARRINGTON (REP) **SENATE DISTRICT**: 43

#### Parcel Information

POLICE DISTRICT : CHERRYVILLE
FIRE DISTRICT : CHERRYVILLE

**EMS RESCUE:** CHERRYVILLE RESCUE

**STATION #: GEMS STATION 6** 

FLOOD:

**CENSUS TRACT: 030700** 

**Printed On: 3/3/2016** 

**Disclaimer:** The information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2015.

## Gaston County GIS

**Deed History For Parcel: 130326** 

DISCLAIMER: This is a product of the Gaston County GIS. The data depicted here has been developed with extensive cooperation from other county departments, as well as other federal, state and local governments' agencies. Gaston County expressly disclaims responsibility for damages or liability that may arise from the use of this data.

\* QUALIFY CODE: The codes shown are only used for internal Tax Office analysis and for providing information to the NC Dept. of Revenue. Users should use all sources of information, including a review of the deed document to determine the suitability of the information for their specific purpose.

\*\* INDICATED SALES AMOUNT: This is a calculation of the indicated sales consideration as reflected by the excise stamps affixed to the deed document. The excise tax is imposed by State law. Users should review the deed document to determine the sales amount.

#### **Qualify Code Descriptions**

Parcel Number	Date Sold	Deed Name	Deed Book	Deed Page	Qualify Code*	Instrument Type	Indicated Sales Amount**
130326	09/29/1992	TRAVIS KNITS INC	2211	0218	D	WD	\$0.00
130326	09/29/1992	TRAVIS KNITS INC	2211	0218	6	СМВ	\$0.00
130326	09/26/1991	TRAVIS KNITS INC	2129	0532	U	WD	\$0.00
130326	00/00/0000		2129	0532	X		\$0.00
130326	12/01/1981	MOHICAN MILLS INC	1386	0440	U	WD	\$660,500.00



**Building Summary For Parcel: 130326** 

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Structure Type	Year Built	Square Footage	Number of Bedrooms	Number of Baths	Assessed Value	Percent Complete
INDUSTRIAL	1971	196500.00	0	0.0	\$518,250.00	100%
Paving Asph	1973	0.00	0	0.0	\$30,375.00	100%
Fence-Chain Link	1973	0.00	0	0.0	\$5,600.00	100%
(FORMER) BOILER ROOM	1973	0.00	0	0.0	\$2,430.00	100%
CHEMICAL STORAGE	1971	0.00	0	0.0	\$851.00	100%
Tank/General	1977	0.00	0	0.0	\$473.00	100%

#### **DEED EDIT SHEET**

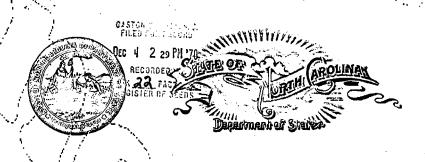
#### CODE REASONS FOR REJECTION:

- A. The transaction includes the conveyance of two (2) or more parcels.
- B. Sales for which the improvements sold are not included in the tax assessment or the assessment included improvements built after the sale.
- C. Deed shows \$6.00\* or less in revenue stamps. "Transaction is for \$3,000 or less.
- D. The date the deed was <u>made</u>, <u>entered or notarized</u> is outside the dates of the study period. (The <u>study period</u> runs from <u>January 1 to December 31</u>.)
- E. The transaction is between <u>relatives or related businesses</u>.
- F. The grantor is only conveying an <u>undivided or fractional interest</u> to the grantee.
- G. The deed reserves until the grantor, <u>a life estate</u> or some other interest.
- H. The deed reserves unto the grantor the possession of, or lease of, the property for specified period following the sale.
- I. One or both of the parties involved in the transaction is governmental, a public utility, lending institution, or a relocation firm.
- J. The deed conveys a cemetery **lot** or other tax exempt property.
- K. One or both of the parties involved in the transaction is a <u>church</u>, <u>school</u>, <u>lodge</u>, or some other <u>educational</u> organization.
- M. The deed indicates that the property conveyed is situated in more than one county.
- N. The transaction is for minerals, timber, etc. or the rights to mine or cut same.
- **O.** The transaction includes the conveyance of <u>personal property</u>, and the value of such is not specified separate from the real property value in the deed.
- P. The transaction is the result of a forced sale or auction.
- Q. Transaction made by the use of a Contract for Deed, the agreement for which is executed and sale actually made prior to the study.
- R. The transaction involves the **trade** or exchange of real property.
- S. The transaction is for real property which cannot be clearly identified on the county tax records.
- X. Other (An explanation must be provided when this code is used.)

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	The above	e land w	as conve	Security County	ntor Dby	VA (170 PO.11515)	Real Estate Excise Fax ≋ 19.00		See Book	PH 70	age
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	IN 7 the day s	ESTIMO and year Andre	above w	EREOF,	the said par	ties. of the fi (SEAL) (SEAL) (SEAL)	rst part, hav William William Marjor	on Le	set their tenfelf salf andrew faralles rews	and s	and seals, (SEAL) (SEAL)
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	V	Vitness n	ny hand :	re me thi	a day and a	knowledged .th	e due execut	ion of the ar	mexed deet of	AD 1970	SELL

STATE OF MISSISSIPPI, OKTIBBEHA COUNTY.  I, , a Notary Public, do hereby certify that Clara Adele Salf Andrews et vir, W. B. Andrews personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance.	•
Self Andrews et vir, W. B. Andrews personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance.	•
Solf Andrews et vir, W. B. Andrews personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance.	
the due execution of the annexed deed of conveyance.	
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A. D. 1970.	
(Seal)	
My Commission Expires June 11, 1973 Notary Public	
My commission expires:	
My duffill partitions	
NORTH CAROLINA	
GASTON COUNTY:	
The foregoing certificate of The Case	
Subject Subject of Walled S. County, State of North Carolina, are	
corrects this instrument was presented for registration	
11 day of 1 020 - 1000 at 2.28 0,000 1	
and duty recorded in the office of the sees of Deeds of Gaston County,	
North Caro pa, in Book 1044 3. Fuze 378  This 42 day of 1970	
This 42 day of Wasan last 19 10 B. Maria	
Register of Deer's, Cas on County, N. C.	
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Page 1 of 4



To all to whom these presents shall come, Greeting:

I, That Eure, Secretary of State of the State of North Carolina, so hereby certify the following and hereto attached ( Three (3) sheets) to be a true copy of

ARTICLES OF INCORPORATION

LEMAG, INC.

and the probates thereon, the original of which was filed in this office on the 23x0 day of NOVEN 19 70, after having been found to conform to law.

In Witness Whereof. I have hereunto set my hand and affixed my official seal.

Done in Office, at Raleigh, this

dary

of November

in the year of our Lord 19 70

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MICROFILMED BY

ARCHIVES & HISTORY

Secretary of State

Paly Chydlemull

Deputy Secretary of State

Book: 22 Page:

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#### ARTICLES OF INCORPORATION

OF

#### LEMAG, INC.

We, the undersigned natural persons of the age of twenty-one years or more, do make and acknowledge these Articles of Incorporation for the purpose of forming a business corporation under and by virtue of the laws of the State of North Carolina:

- 1. The name of the corporation is LEMAG, INC.
- 2. The period of duration of the Corporation is perpetual.
- 3. The purposes for which the Corporation is organized are:
  - (a) To engage in the leasing of real property; and
- (b) To engage in any other lawful activities, including, but not limited for constructing, manufacturing, raising or otherwise producing, and repairing, servicing, storing or otherwise caring for any type of structure, commodity, or livestock whatsoever; processing, selling, brokering, factoring, distributing, lending, borrowing or investing in any type of property whether real or personal, tangible or intangible; extracting and processing natural resources; transporting freight or passengers by land, see or air; collecting and disseminating information or advertisement through any medium whatsoever; performing personal services of any nature; and entering into or serving in any type of management, investigative, advisory, promotional, protective, insurance, guarantyship, suretyship, fiduciary or representative capacity or relationship for any persons or corporations whatsoever.
- 4. The corporation shall have authority to issue One Hundred Thousand (100,000) shares with a par value of One Dollar (\$1.00) per share.

- 5. The minimum amount of consideration to be received by the corporation for its shares before it shall commence business is One Dollar (\$1.00) in cash or property of equivalent value.
- 6. The shareholders of the corporation shall have no pre-emptive right to acquire additional or treasury shares of the corporation.
- 7. The address of the initial registered office of the corporation in the State of North Carolina is Post Office Box 248, Cherryville, Gaston County, North Carolina; and the name of its initial registered agent at such address is John H. Fraley.
- 8. The number of directors constituting the initial board of directors shall be four (4); and the names and addresses of the persons who are to serve as directors until the first masting of shareholders, or until their successors be elected and qualify, are:

Name

Address

John L. Fraley
Margaret S. Fraley
C. G. Beam
Lena Sue Beam

Farris Drive, Cherryville, North Carolina
Farris Drive, Cherryville, North Carolina
Sunbeam Farm Road, Cherryville, North Carolina
Sunbeam Farm Road, Cherryville, North Carolina

9. The names and addresses of the incorporators are:

Name

John L. Fraley Margaret S. Fraley C. G. Beam Lena Sue Beam Farris Drive, Cherryville, North Carolina Farris Drive, Cherryville, North Carolina Sunbeam Farm Road, Cherryville, North Carolina Sunbeam Farm Road, Cherryville, North Carolina

IN WITNESS WHEREOF, we have hereunto set our hands this

day of November, 1970.

John L. Fraley

Margaret S. Fraley

C. G. Beam

Lena Sue Beam

#### STATE OF NORTH CAROLINA COUNTY OF GASTON

I. Sandus Blutton, a Notary Public, do hereby certify that John L. Fraley, Margaret S. Fraley, C. G. Beam and Lena Sue Beam personally appeared before me this 20th day of November, 1970 and acknow-ledged the due execution of the foregoing Articles of Incorporation.

Andry Flanton Notary Public

My Commission Expires: September 9, 1974

AUGLIC

on the 40 day of Alexandre 1970 and Recorded and Williams in the office of the Register of Deeds of Caston County, N. C.

This of the day of Museum 19 70

By: Botty a. Money.

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#### MEMORANDUM OF LEASE SECORDED IN

AGREEMENT, made as of the | 10 day of December, 1970, between LEMAG, INC., a North Carolina corporation, of Cherry-ville, North Carolina and KNITRONIC KNITTING MILLS, INC., a North Carolina corporation of Lincolnton, North Carolina.

#### RECITALS:

Reference is made to the lease executed as of December 1, 1970 and acknowledged on the lease of December, 1970 by KNITRONIC KNITTING MILLS, INC. and on the 25° day of November, 1970 by LEMAG, INC. pursuant to which LEMAG, INC. leased to KNITRONIC KNITTING MILLS, INC. the premises described in said lease as follows:

Located and lying and being in the City of Cherryville, Cherryville Township, County and State aforesaid bounded now or formerly on the North by West Academy Street Extension (40 feet in width), on the East by William Lester Self Andrews, on the South by Carroll lands and on the West by Jakbee, Inc., more particularly described according to survey and plat of Hoke S. Heaven, Registered Surveyor, dated November 3, 1910, as follows:

Beginning at an iron stake in Carroll line, control corner and southeast corner of Jakbee, Inc., and runs thence with common line of Carroll and William Lester Self Andrews North 77 degrees 40 minutes East 975.0 feet to an iron stake, a new corner with William Lester Self Andrews; thence a new line North 18 degrees West 518.0 feet, more or less, to an iron pin in the southern transin of West Academy Street Extension, a new corner with William Lester Self Andrews; thence with the southern margin of West Academy Street Extension South 71 degrees West 975.0 feet to an iron pin, northeast corner of Jakbee, Inc.; thence with Eastern line of Jakbee, Inc. South 19 degrees East 378.0 feet to the BEGINNING, containing 10.0 acres, more or less, the same being a part of and carved from the William Lester Self lands.

For title reference see Book 936, page 111, and Book in the Public Registry of Gaston County, North Carolina.

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The initial term of the lease is for ten (10) years commencing at the earliest of the following dates:

- (a) Two (2) weeks after notice of issuance of a Certificate of Occupancy for the premises and delivery of a copy thereof to KNITRONIC KNITTING MILLS, INC..
- (b) The date upon which KNITRONIC KNITTING MILLS.

  INC. commences doing business in the building to be
  exected.

has the right to extend the term of the lease for an additional ten (10) year term. Such renewal privilege may be exercised by giving notice of its intentions to renew at least one (1) year prior to the expiration of the initial term.

KNITRONIC KNITTING MILLS, INC., successors or assigns is given the option to purchase the premises at any time after the end of the first five (5) years of the lease by giving ninety (90) days prior notice of its intention to exercise the said option to purchase and otherwise complying with the provisions of Paragraph "9" and "10" of the said lease.

The lease contains provisions, among other things, for security to be deposited by KNITRONIC KNITTING MILLS, INC. and for the non-disturbance of KNITRONIC KNITTING MILLS, INC. by any mortgage holder with a superior lien as set forth in

555

' STATE OF	NEW YORK	•
COUNTY OF	- Han John	•
This	13th day of MAKIN	_, 1971 personally came before
me Robert	KCOWINS	_, who being by me duly sworn,
says that he	1	بر President of Knitronic, Inc.,
and that the	seal affixed to the foregoing ag	reement in writing is the cor-
porate seal.	! of said company, and that said	writing was signed and sealed
by him in be	phalf of said corporation by its a	authority duly given. And the
said Robert	E COFLIPS : ack	nowledged the said writing to
be the act a	nd deed of said corporation.	
7 Official Sea		Notary Public
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Sion Expires:  Whit prayon state  Whit branch for the  White State of New York  No. 60-64-645. County	
Qualify	PUBLIC SALAWIS No. 60-6845WIS No. 60-6845WIS Country of in Westchester Country glon Explies Metch 30, 197/ glon Explies Metch	
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GAS	TH CAROLINA TON COUNTY	
(2) The	foregoing certificate of Sandi	as Blasilon notary Public
	rips Public of <u>New York</u> County, fied to be correct. This instruction w	Stard of North Contract are
certl	fied to be correct. This instrument was 26 a day of Mann 1931	of presented for registration
and	duly recorded in the orice i	್ಯಾಸ್ of Gaston County.
	h Carolina, in Book 1052 a rule. This 26 day of March 18	55 <u>3</u>
	Unia B. Musa D. By: B	etti a. Maris
, Regi	ster of Deeds, Cas on Coun y, N. C.	Y seciant/Deputy
	•	

DEC 30 9 08 AH '71 RECORDED IN

MEMORANDUM OF LEASE

BOOK

AGREEMENT, made as of the 4th day of August, 1971, Dells tween LEMAG, INC., a North Carolina corporation, of Cherryville, North Carolina, and KNITRONIC KNITTING MILLS, INC., North Carolina corporation of Lincolnton, North Carolina,

Page 11of 4

#### RECITALS:

Reference is made to the lease executed as of August 4, 1971 and acknowledged on the 4th day of August, 1971 by INC., and on the 9th-day of August, 1971 by KNITRONIC KNITTING MILLS, INC. | pursuant to which LEMAG, INC. leased to KNITRONIC KNITTING MILLS, INC. the premises described in said lease as follows: .

Located, lying and being in the City of Cherryville, Cherryville Township, County and State aforesaid, bounded now or formerly on the North by West Academy Street Extension (40 feet in width), on the East by William Lester Self Andrews, on the South by Carroll lands, and on the West by Jakbee, Inc. more particularly described according to survey and plat of Hoke S. Heavner, Registered Surveyor, dated November 3, 1970 and revised June 8, 1971, as follows:

Beginning at an iron stake in the southern margin of West Academy Street, said point being the northeast corner of Jakbee, Inc.; runs thence South 19 degrees O minutes East 378 feet to a\_control iron in the north line of the Carroll property; runs thence North 77 degrees 40 minutes East 545 feet to a point; thence a new line North 19 degrees 0 minutes West 457 feet to a point in the southern margin of West Academy Street; thence with West Academy Street South 71 degrees 0 minutes West 543 feet to the point and place of beginning and containing 5.18 acres according to a map and survey of Hoke S. Heavner, Registered Surveyor dated November 3, 1970 and revised June 8, 1971

For title reference see Book 936, page 111 and Book page , in the Public Registry of Gaston County, North Carolina.

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The initial term of the lease is for ten (10) years commencing at the earliest of the following dates:

- (a) Two (2) weeks after notice of issuance of a Certificate of Occupancy for the premises and delivery of a copy thereof to KNITRONIC KNITTING MILLS, INC..
- (b) The date upon which KNITRONIC KNITTING MILLS, INC. cormences doing business in the building to be erected.

has the right to extend the term of the lease for an additional ten (10) year term. Such renewal privilege may be exercised by giving notice of its intentions to renew at least one (1) year prior to the expiration of the initial term.

KNITRONIC KNITTING MILLS, INC., successors or assigns, is given the option to purchase the premises at any time after the end of the first five (5) years of the lease by giving ninety (90) days prior notice of its intention to exercise the said option to purchase and otherwise complying with the provisions of Paragraph "9" and "10" of the said lease.

The lease contains provisions, among other things, for security to be deposited by KNITRONIC KNITTING MILLS, INC. and for the non-disturbance of KNITRONIC KNITTING MILLS, INC. by any mortgage holder with a superior lien as set forth in Paragraph 5(a) of the lease.

IN WITNESS WHEREOF, the parties hereto have duly

DEED 1070 PAGE 647

DEED 1070 ME 848

executed this agreement, as of the day and year first

above written.

Attest:

Edwer E. Hilblette

LEMAG, INC.

President

KNITRONIC KNITTING MILLS, INC.

By Capit L. Geen

President

STATE OF NORTH CAROLINA COUNTY OF GASTON

This dad day of the thing, 1971, before me personally came to the the seal affixed to the foregoing agreement in writing is the corporate seal of said company, and that said writing was signed and sealed by him in behalf of said corporation by its authority duly given. And the said of said corporation writing to be the act and deed of said corporation.

My Commission Expires:

Bill Mauring Hayes

-3-

STATE O	F North Carolina
j	OF Hastin
mat.	is 33th day of August , 1971, personally came
before i	me Robert E. Collins, who being by me duly
errorn :	says that he is the President of
, sworn,	gays what he is therresident of
Knitron	ic Knitting Mills, Inc., and that the seal affixed
to the	foregoing agreement in writing in the corporate seal
	toregoing agreement in writing in the corporate sear
of said	company, and that said writing was signed and sealed
by him	in behalf of said corporation by its authority duly
given.	And the said Kelen E. Calling acknowledged
the said	d writing to be the act and deed of said corporation.
Santa Sa	- water of sale compared on the compared of th
A BLANNING	Note that the second second
COLLICER	Seal) Sandra Slitter Notary Public
My Commit	Notary Public
m#1C	- <del> </del>
of Alepon	Shur 9, 1974 -
COCT MAN	
The state of the s	$\sim 10^{-1}$ $\sim 10^{-1}$ $\sim 10^{-1}$ $\sim 10^{-1}$
•	NORTH CAROLINA GASTON COUNTY
3)	The foregoing certificate of Bill Maurey Houses
	and Newdon Blanta
	Notaries Public of Baston County, State of North Carolina, are
	certified to be correct. This instrument was presented for registration
	this 3 0 2 day of 1 2 co. 1979, at 9.708 o,clock A.M.
	and duly recorded in the office or the lights or of Doeds of Gaston County,
	North Carolina, in Book 1070 at Fage 1646
	This 30 day of Alexander, 1971. Deloria B. Mus and By: Betty a Morris
	Palaria S. Musar Day: Butty Co. Marris: Register of Deeds, Gas on County, N. C. Assistant Deputy

DEEDIO70 PAGE 649

Book: 1070 Page: 646 Seq: 4

DEED 1 104 PAGE 310

BOCK \_\_\_\_PAGE\_\_\_\_

FEB 15 10 11 AM '73

CLORIA D. MUSARD RECISTER OF DEEDS CASTDA CO. N.C.

#### MEMORANDUM OF LEASE

AGREEMENT, made as of the 18th day of December, 1972, between LEMAG, INC., a North Carolina corporation, of Cherry-ville, North Carolina, and KNITRONIC KNITTING MILLS, INC., a North Carolina corporation, of Cherryville, North Carolina,

### RECITALS:

Reference is made to the lease executed as of December 18, 1972, by LEMAG, INC., and acknowledged on the 3rd day of January, 1973, by LEMAG, INC., and on the 18th day of December, 1972 by KNITRONIC KNITTING MILLS, INC., pursuant to which LEMAG, INC. leased to KNITRONIC KNITTING MILLS, INC. the premises described in said lease as follows:

Located, lying and being in the City of Cherryville, Cherryville Township, County and State aforesaid, bounded now or formerly on the North by West Academy Street Extension (40 feet in width), on the East by William Lester Self Andrews, on the South by Carroll lands, and on the Mest by Jakbee, Inc. more particularly described according to survey and plat of Hoke S. Heavner, Registered Surveyor, dated November 3,1970 as follows:

Beginning at an iron stake in Carroll line, control corner and southeast corner of Jakbee, Inc., runs thence with common line of Carroll and William Leater Self Andrews North 77 degrees 40 minutes East 975.0 feet to an iron stake, a new corner with William Lester Self Andrews: thence a new line North 18 degrees. West 518.0 feet more or less, to an iron bin in the southern margin of West Academy Street Extension, a new corner with William Lester Self Andrews; thence with the Southern margin of West Academy Street Extension South 71 degrees West 975.0 feet to an iron pin, northeast corner of Jakbee, Inc.; thence with the eastern line of Jakbee, Inc. South 19 degrees East 378.0 feet to the Beginning, containing 10.0 acres, more or less, the same being a part of and carved from the William Lester Self lands.

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For title reference see Book 936, page 111 and Book \_\_\_\_\_, page \_\_\_\_\_ in the Public Registry of Gaston County, North Carolina.

The initial term of the lease is twelve (12) years commencing at the earliest of the following dates:

- (a) Two (2) weeks after notice of issuance of a Certificate of Occupancy for the premises and delivery of a copy thereof to KNITRONIC KNITTING MILLS, INC..
- (b) The date upon which KNITRONIC KNITTING MILLS, INC. commences doing business in the building to be erected.

knitronic knitring miles, inc., successors or assigns, has the right to extend the term of the lease for an additional ten (10) year term. Such renewal privilege may be exercised by giving notice of its intentions to renew at least one (1) year prior to the expiration of the initial term.

KNITRONIC KNITTING MILES. INC., successors or assigns, is given the option to purchase the premises at any time after the end of the first six (6) years of the lease by giving ninety (90) days prior notice of its intention to exercise the said option to purchase and otherwise complying with the provisions of Paragraphs "9" and "10" of the said lease.

the lease contains provisions, among other things, for the non-disturbance of KNITRONIC KNITTING MILLS, INC. by any mortgage holder with a superior lien as set forth in Paragraph "5.1" of the lease and that upon commencement of the term of this lease, the leases between the same parties dated December 1, 1970 and August 4, 1971 shall become null and void, as bet forth in paragraph "6.2".

DEEDI 104 PAGE 31

### DEED | 104 PAGE 3 | 2

IN WITNESS WHEREOF, the parties hereto have duly executed this agreement, as of the day and year first

above written.

LEMAG, INC.

Notary Public

President

STATE OF NORTH CAROLINA COUNTY OF GASTON

This 3rd day of January , 1973, before me personally came JOHN L. FRALEY, who being by me duly sworn, says that he is President of Lemag. Inc., and that the seal affixed to the foregoing agreement in writing is the corporate seal of said company, and that said writing was signed and sealed by him in behalf of said corporation by its authority duly given. And the said John L. Fraley acknowledged the said writing to be the act and deed of said corporation.

Official Seal)

STATE OF NORTH CAROLINA COUNTY OF GASTON

\_day of , 1973; before me personally came DIETER STROHHACKER, who being by me duly sworn, says that he is President of Knitronic Knitting Mills, Inc., and that the seal affixed to the foregoing

agreement in writing is the corporate seal of said company, and that said writing was signed and sealed by him in behalf of said corporation by its authority duly given. And the said Dieter Strohhacker acknowledged the said writing to be the act and deed of said corporation.

(Official Seal)

My Commission Expires:

\_\_\_\_

(2) NORTH CAROLINA

The foregoing certificate of Annaha) Islandan

Notaries Public of County, State of North Carolina, are certified to Le correct. This instrument was presented for registration this 184 day of Lemany, 1913, at 10:11 o,clock 1.M., and duly recorded in the office of the Robis er of Deeds of Gaston County,

North Caro na, in Bos 1 104 a. Pase 310

Morio B. Musard By Lay

A Bis John B. Morare

Notary Public

DEED | 104 PME 313



State of North Carolina

GLORIA 3. HUSARD
REGISTER OF DEEDS
Department on co...n.c.
of the
Secretary of State

To all to whom these presents shall come, Greeting:

I, Thad Eure, Secretary of-State of the State of North Carolina, do hereby certify the following and hereto attached ( 5 sheets) to be a true copy of

ARTICLES OF MERGER OF
HARBOR KNITS, INC., into
KNITRONIC KNITTING MILLS, INC.

and the probates thereon, the original of which was filed in this office on the 30th flay of December, 1976, after having been found to conform to law.

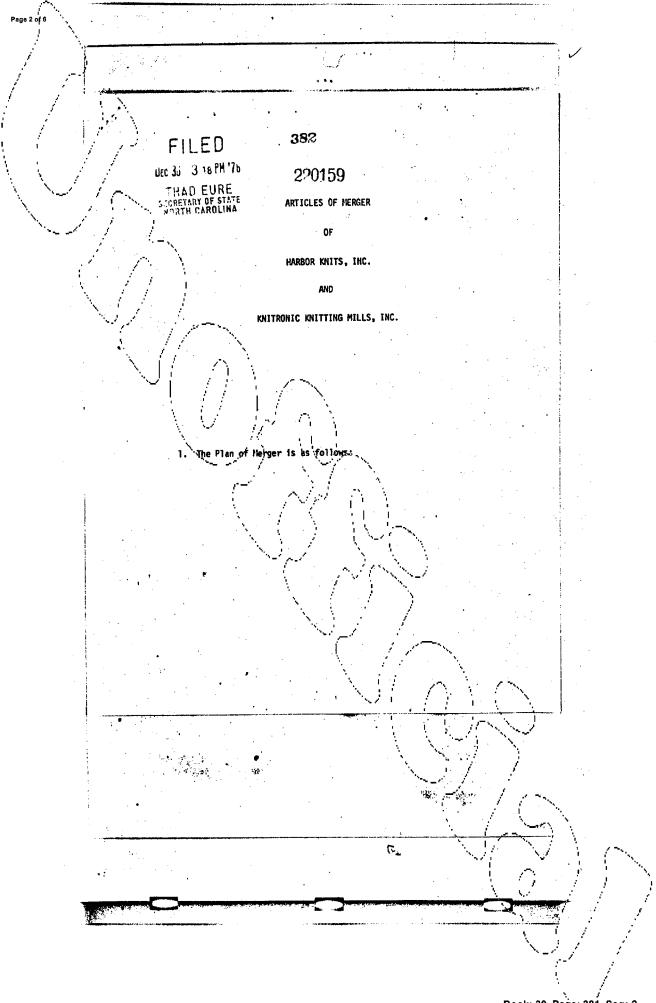
In Witness Whereof, I have hereunto set my hand and affixed my official seal.



Secretary of State

By Dephry Secretary of State

day



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#### PLAN OF MERGER

1. The name of the corporation proposing to merge is Knitronic Knitting Mills, Inc. (hereinafter referred to as "Knitronic") and the name of the corporation into which it proposes to merge is Harbor Knits, Inc. (hereinafter referred to as "Harbor").

2. The name of the surviving connoration is to be "Knitronic, Inc." and it shall continue to exist under and be governed by the laws of the State of North Carolina.

- 3. The terms and conditions of this Tierger are:
  - (a) All of the assets of Knatronic shall, by transfer or operation of law, become the property of Harbor.
  - (b) Harbor shall assume all liabilities and obligations of every character and kind of Kniltronit.
  - (c) The comporate identity, existence, purposes, powers, franchises, rights and immunities of Harbor shall continue unaffected and unimpaired by the merger and the corporate identity, existence, purposes, bowers; franchises, rights and immunities of Knitronic shall be merged into Harbor and Harbor shall be fully vested therewith. The separate existence of Knitronic, except insofar as it may be continued by statute, shall cease as soon as this Plan shall become effective and thereupon Harbor and Knitrenic shall become a single corporation.
  - (d) This Plan of Merger shall De submitted to a wote at reetings of the shareholders of Harbor and Knitropic after due notice as by law required and subject to approval as by statute required.
  - (e) The Board of Directors of either Harbor or Kniffonic before or after favorable action thereby by the Stockholders of either of such corporations are empowered to rescind, terminate and abandon this Plan of Merger at any time prior to the filing of Articles of Merger with the Secretary of State of Morth Tarolina.
  - (f) (i) Harbor represents and warrants that with respect to itself:
    - (a) It is a corporation duly organized, validly existing, and in good standing under the laws of the State of ...
    - (b) Its entire authorized capital stock is 100,000 shares of common stock of the par value of \$1.00 each, of which 200 shares are outstanding.

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- (ii) Knitronic represents and warrants that with respect to itself:
  - (a) It is a corporation duly organized, validly existing, and in good standing under the laws of the State of North Carolina.
  - (b) Its entire authorized capital stock is 100,000 shares of common stock of the par value of \$1.00 each, of which 65,000 shares are outstanding, all of such issued shares having been validly issued, fully paid and non-assessable.
- (g) Harbor and Knitronic severally represents and warrants that with respect to itself:
  - (i) It has good and marketable title to all its properties and assets, real and personal.
  - (ii) There is no litigation or proceeding pending, nor to the knowledge of the respective corporations, threatened, relating to or against said corporation, its property or business, nor does said corporation know or have any reasonable grounds to know of any basis of any such action.

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- 4. Knitronic being a wholly owned subsidiary of Harbor, no additional stock shall be issued by Harbor as a result of the merger. The certificate or certificates representing the outstanding shares of Knitronic shall be surrendered to Harbor.
  - 5. The charter of Harbor shall be amended by the merger as follows:

Article I of the Articles of Incorporation is hereby deleted and in its place there is substituted the following Article I:

"I. The name of the corporation is Knitronic, Inc."

6. The shareholders respectively of Harbor and Knitronic, each by their vote of approval of this Plan of Merger do hereby agree that no liability shall attach to any of said shareholders personally by reason of any liabilities not reserved against on the aforementioned balance speets and any such liabilities shall be the sole obligation of Marbor.

2. As to each corporation, the number of shares of common stock outstanding (there being bnly one class of shares outstanding in each corporation) and the number of shares of common stock of each corporation voting for and against the Plan of Merger are as follows:

Number of Shares For Against Shares Outstanding Name of Corporation 200 0 Harbor Knits; Inc. 200 65,000 0 Knitronic Knitting Hills, Inc. 65,000

IN WITNESS WHEREOF, each of the undersigned corporations has caused these Articles of Nerger to be executed by their respective President and Secretaries and their corporate seats affixed.

ROBERT E. COllins, (CORPORATE SEAL)

Ti

HARBOR XMITS, INC

ATTEST:

to Calle Robert E. Collins, Secretary (CORPORATE SEAL)

<u>Javanefour (,</u> clough, President

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STATE OF NORTH CAROLINA

COU! TY OF MECKLENBURG

Before me, Crio Aday of Alaconder, 1976, personally appeared Howard J. Barrowclough, President, and Robert E. Collins, Secretary of Harbor Knits, Inc., who, being duly sworn, depose and say that the Goregoing Articles of Marger were signed by Howard J. Barrowclough, as President, and Robert E. Collins, as Secretary of the foregoing corporation; that said Robert E. Collins, as Secretary, affixed the seal of the corporation thereunto and attested the same; that the statements in said Articles of Merger are true; and that they were duly authorized to sign said Articles of Merger in such representative capacities by the Board of Directors of the corporation.

(NOTARIAL SEAL)

My commission expires: 1-22-8/

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Before me. Charact Trauser, a Notary Public in and for said County and State, on the 17 day of heracular, 1976, personally appeared Howard J. Barrowskough, President and Robert E. Collins, Secretary of Knitronic Knitting Mills, Inc., who, being duly sworn, depose and say that the foregoing Articles of Merger were signed by Howard J. Barrowclough, as President, and Robert E. Collins, as Secretary of the foregoing corporation; that said Robert E. Collins, as Secretary, affixed the seal of the corporation thereunto and attested the same; that the statements in said Articles of Merger are true; and that they were duly authorized to sign said Articles of Merger in such representative capacities by the Board of Directors of the corporation.

ReoBa Hamae

(NOTARIAL SEAL)

My commission expires:  $\sqrt{-22}$ 

Drawn By

miller, Johnston, Kayla & allian 923 Raw Bldg Charlatty P. C. 23202

Filed for registration at 11.42 o'clock Q: M on the dead of Consulance 1977 and Recorded and Verillad, in the office of the Register of Deeds of Gaston County, N. C.

In Book 30 Page 381

This 6 de day of Garagany 1957

By: Layer B. Worn, and put

(G)

#### MEMORANDUM OF LEASE

THIS INDENTURE, made as of December 17, 1979, by and between LEMAG, INC., a North Carolina corporation with offices c/o Carolina Freight Carriers Corporation, North Carolina Highway 150 East, Cherryville, North Carolina 28021 ("Lemag"); and TRAVIS KNITS, INC., a New York corporation with an office at 200 Madison Avenue, New York, New York 10016 ("Travis").

Lemag, as landlord, and Travis, as tenant, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to Lemag in hand paid by Travis, and of the terms, covenants, and conditions on the part of Lemag and Travis that are mentioned, have modified that certain Lease and Contract to Construct dated as of the 18th day of December, 1972 (the "Lease") covering Euritemises att that certain lot or parcel of land with the Duffildings and improvements thereon situated in the Town Duof Cherryville, County of Gaston, State of North Carolina, and more particularly designated and described as follows,

Clocated, lying and being in the City of Cherryville,
Clocated, lying and being in the City of Cherryville,
Clocated, lying and being in the City of Cherryville,
County and State aforesaid, bounded
how or formerly on the North by West Academy Street
Extension (40 feet, in width); on the East by William Lester
Self Andrews, on the South by Carroll lands, and on the West by Jakbee, Inc., more particularly described according to survey and plat of Hoke S. Heavner, Registered Surveyor, dated November 3, 1970 as follows:

BEGINNING at an iron stake in Carroll line, control corner and southeast corner of Jakbee; Inc., and runs thence with common line of Carroll and William Rester Self Andrews North 77 degrees 40 minutes East 975.0 feet to an iron stake, a new corner with William Lester Self Andrews; thence a new line North 18 degrees West 518.0 feet, more or less, to an iron pin in the southern margin of West Academy Street Extension, a new corner with William Lester Self Andrews; thence with the southern margin of West Academy Street Extension South 71 degrees West 975.0 feet to an iron pin, northeast corner of Jakbee, Inc.; thence with eastern line of Jakbee, Inc. South 19 degrees East 378.0 feet to the Beginning, containing 10.0 acres, more or less, the same being a part of and carved from the william Lester Self lands, (the "demised premises"), by Modification of Lease dated December 17, 1379 (the "Modification").

Except as therein specifically provided, all of the terms, covenants, and conditions of the Lease remain in full force and effect, unchanged and unmodified.

To have and to hold the demised premises for all the rest of the term, and the renewal term (if any), and upon the rents, terms, covenants and conditions in the Lease, as modified by the Modification, between the parties hereto.

LEMAG, INC.

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ATTEST:

TRAVIS KNITS, INC.

nmprem.

(see and must page)

Howbet M. Gottichall

HERBERT M. GOTTSCHALCK NOTARY PUBLIC, State of New York No. 30-0614150; Qualified in Nassal-County Term Expires March 30, 1940

Book: 1322 Page: 506 Seq: 7

STATE OF NEW YORK

COUNTY OF NEW YORK

I, <u>Header M. Gorrschall</u>, a Notary Public, do hereby certify that Howard Soren personally appeared before me this day and acknowledged that he is Vice President of TRAVIS KNITS, INC., and that by authority duly given and as the act of said corporation, the foregoing instrument was signed in its name by its <u>VICE PRESIDENT</u>, shaled with its corporate seal, and attested by h\_self as the vice PRESIDENT.

WITNESS my hand and notarial seal, this the 473 Jan , 19 80.

day of

Dandra B.

Notary Public

My Commission Expires:
HERSEN: M. GOTSCHAUR
NOTARY PUBLIC, State of New York
No. 30-651150
Qualified in History Contry
Torons May 10 132

STATE OF NORTH CAROLINA COUNTY OF MECKLESSURG

I. Sandra B. Dismakes, a Notary Public, do hereby certify that the following personally appeared before me this day and acknowledged that he is Secretary of LEMAG, INC., and that by authority duly given and as the act of said corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its Secretary.

WITNESS my hand and notarial seal, this 144 day of January , 1986 ...

My Commission Expires:

508 Seq: 3 Book: 1322 Page:

NORTH CAROLINA GASTON COUNTY

he foregoing certificates of
Herbert Mr. Datt schalck, hotary
Public o nassau County, n. 12.
and Dandra B. Dramukes notary
Public o Gaston County, n.C.
δ
re certified to be correct. This instrument was presented for re-
istration this 20 day of Jelineary, 1980, at 12
P.M., and duly recorded in the office of the Register of Deeds
f Gaston County, North Carolina, in Book 1322, Page 508.
his 20 day of Flyman, 1980
The design of the second of th
Slave By: three Horour REGISTER OF DEEDS ASCEPTANT/DEPUTY
REGISTER OF DEEDS ASCLUTANT/DEPUTY

Filed for registration at 2:070'clock M
on the 5th day of Pleaness 1981
and Recorded and Verified in the office of the Register
of Deeds of Gaston County, N. C.
In Book 3860 Page 440
This 15th day of Pleaness 1981

Register of Déeds

Recording Time, Book and Page Tax Lot No. Parcel Identifier No. County on the ...... day of ...... Verified by JONAS, BOX 38, LINCOLNTON, NC 28092 This instrument was prepared by Huffstetler, Attorney at Law, Cherryville, N.C. 28021 Brief description for the Index! NORTH CAROLINA CENERAL WARRANTY DEED THIS DEED made this 15th day of December \_\_\_\_\_, 19.81\_\_\_\_, by and between GRANTOR GRANTEE MGHICAN MILLS, INC. LEMAG, INC. P. O. Box 248 P. O. Box 190 Cherryville, North Carolina 28021 Lincolnton, North Carolina 28092

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership

The designation Granter and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Located and lying and being in the City of Cherryville, Cherryville Township, County and State aforesaid bounded now or formerly on the North by West Academy Street, on the East by Clara S. Andrews, on the South by Carroll lands and on the West by Jakpee, Inc., more particularly described according to survey and plat prepared by Roy C. Turner, Registered Surveyor, dated November 25, 1981, as follows:

BEGINNING at an iron stake in the Carroll line, said iron stake marking the Southeast corner of the property herein described, and runs thence with the property line of Clara S. Andrews North 18 degrees 00 minutes West 518.0 feet to a new iron pipe in the South right of way line of West Academy Street; thence along the South right of way line of West Academy Street South 70 degrees 34 minutes West 975 feet to an iron stake in the East line of Jakbee; thence with the line of Jakbee South 19 degrees 26 minutes East 378 feet to an iron pipe in the Carroll line; thence with the Carroll line North 78 degrees 50 minutes East 972.15 feet to the point and place of BEGINNING.

REALINES FEE 660.50 RECOMBING FEE 6.50

Book: 1386 Page: 440 Seq: 2

The property hereinabove described was acquired by Grantor by instrument recorded in
A map showing the above described property is recorded in Plat Book
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging the Grantee in fee simple. And the Granter covenants with the Grantee, that Granter is seized of the premises in fee simple, has the right to convey
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey
the same in fee simple, that title is marketable and free and treat of all electricians hereinafter stated. defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:
IN WITNESS WHEREOF, the Geanter has descente set his hand and seal or if corporate, has caused this instrument to be signed in the opporate name by its duly authorized efficiers and its seal to be hesquite affect by authorized of Directors, the day and year first opporate name by its duly authorized efficiers and its seal to be hesquite affect by authorized of Directors, the day and year first opporate name by its duly authorized efficiers and its seal to be hesquite affect by authorized of Directors, the day and year first opporate name by its duly authorized efficiency and its seal to be hesquite affect by authorized of Directors.
BALE MINNAH
LEMAG, INC.
(Corporate(Name)
Syl March - Malley
President
ATTEMENT OF THE PARTY OF THE PA
TAMPAT. FINALUSANIA B
Bacretary (Corporate Seal)
NORTH CAROLINA, 64860A. County.
I. a Notary Public of the County and State aforesaid, ceitify that
Ā
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness a
hand and official stamp or seal, this day of
My commission expites:
GATON
BEAL STAMP NORTH CAROLINA, SASTON L. County Palmes E. Huffittle.  1. a Notary Public of the County and State aforesaid, certify that Palmes E. Huffittle.
and seknowledged that the angles before me this day and seknowledged that the all it angles before the
a North Carolina chripuration, and that by authority at
gotonia given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, scaled with its corporate scal and attended by furning as its
My cuminission expires: 9-9-84 Alaska G. Deministra
The foregoing Certificates) of Landra B. Dismukes, Notary Public of Gestin County . 11.
Is the certified to be direct. This inatgument and this certificate are duly registered at the date and time aims in the Book and Page shown on
first page hereof.
Dlouis A. Thurand REGISTER OF DEEDS FOR COUR
Deputy Sections - Register of Boods
$m{r}$
N.C. Bar Assoc. Form No. 2 0 1974, Revised 1977 Printed by Edwards Brothers, Inc. Carolina.

# State of North Carolina

Department of the Secretary of State

To all to whom these presents shall come, Greeting:

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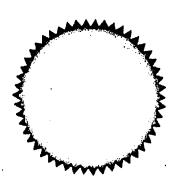
I, Thad Eure, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached ( 2 sheets) to be a true copy of

OF LEMAG, INC.

and the probates thereon, the original of which was filed in this office on the 22nd day of January, 1982, after having been found to conform to law.

In Witness Whereof, I have hereunto set my hand and affixed my official seal.

Done in Office, at Raleigh, this 22nd day of January in the year of our Lord 1982.



Secretary State

By Deputy Secretary of State

PECORDING FEE 7.00

JAN 24 11.59 AM '82

ARTICLES OF DISSOLUTION
BY ACTION OF DIRECTORS AND SHAREHOLDERS
OF LEMAG, INC.

THAD EURE SECRETARY DE STATE NONTH CAROLINA

The undersigned Corporation hereby executed these Articles of Dissolution

for the purpose of dissolving pursuant to action by its directors and shareholders:

- 1. The name of the Corporation is Lemag. Inc.
- 2. The address of the registered office of the Corporation is P. O. Box 248, Cherryville, Gaston County, North Carolina 28021.
- 3. The names and respective addresses of all the officers and directors of the Corporation are:

Name Title Address C. G. Beam Vice President & Director Sunbeam Farm Road Cherryville, N.C. Lena Sue Beam Director Sumbeam Farm Road Cherryville, N.C. John L. Fraley President & Director 404 Farris Drive Cherryville, N.C. Margaret S. Fraley Director 404 Farris Drive Cherryville, N.C. Palmer E. Huffstetler Secretary Roy Eaker Road Cherryville, N.C.

4. The following resolution authorizing the dissolution of the Corporation was duly adopted by its shareholders on the 22nd day of October, 1981:

RESOLVED, that Lemag, Inc. be liquidated pursuant to the following plan of complete liquidation:

- 1. Plan of Liquidation. This Plan is intended to accomplish the complete liquidation of Lemag, Inc., a North Carolina corporation, hereinafter called Lemag, through the distribution by it of all of its assets in complete liquidation in accordance with Section 237 of of the Internal Revenue Code of 1954. Such liquidation shall be accomplished in the manner stated in this Plan.
- 2. Approval. The Plan shall be considered adopted by Lemag as of October 22, 1981.
- 3. Authorization of Terms of Sale. The Board of Directors shall seek to accomplish the liquidation of Lemag by a sale of all of its properties and assets of every description, real and personal, for such consideration and upon such terms and conditions as may be determined to be in the best interest of Lemag and its stockholders. The proposed terms and conditions of any such sale shall be submitted to a vote of the stockholders, and no agreement for such sale shall be executed or delivered on behalf of Lemag until such sale and the terms and conditions thereof have been authorized by the affirmative vote of all of the holders of the outstanding shares of stock of Lemag.

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5. At the time the foregoing resolution is adopted, the total number of shares outstanding was 200. Shares of the class designated as follows were entitled to vote on such resolution as a class:

Class

Number of Shares Outstanding

Common, Par Value \$1.00

200

6. The total number of shares voted for the resolution was 200; and the total number of shares voted against the resolution was none.

IN WITNESS WHEREOF, these Articles are signed by the President and Secretary of the Comparation this  $18\frac{1}{2}$  day of January, 1982.

LEMAG, INC.

By: // Presiden

By: Palmy E. Huptetle

STATE OF NORTH CAROLINA

COUNTY OF GASTON

I. Sanda B. Danne Red , a Notary Public, kereby certify that on this 180 day of 1882 personally appeared before me John L. Fraley and Falmer E. Huffstetler, each of whom being by me first duly sworn, declared that he signed the foregoing document in the capacity indicated, that he was authorized so to sign, and that the attements therein contained are true.

Sandia B. Dermorker

My Commission Expires:

Lestenber 9 1984

on the 5 day of John Article of the Register of Deeds of Gaston County, N. C.

This 5 Hay of Jehnson 1982.

This Share Register of Deeds

By: Laye B. Moor. asidland

Book: 40 Page: 50 Seg: 3





Department Secretary of State

Carolina

North

To all to whom these presents shall come, Greeting: I, Thad Eure, Secretary of State of the State of

North Carolina, do hereby certify the following and hereto attached ( 1 sheets) to be a true copy of

CERTIFICATE OF COMPLETED LIQUIDATION

and the probates thereon, the original of which was filed in this office on the 28th day of October after having been found to conform to law.

In Witness Whereof, I have hereunto set my hand and affixed my official seal.

Done in Office, at Raleigh, this 28th

day

October

in the year of our Lord 19

RECORDING FEE

387

1	CERTIFICATE OF CO	OMPLETED LIQUIDATION JOS PH 182
/		or SECRETTRY OF STATE
' /	LEMAG, INC.	
V = V	(NAME	OF CORPORATION)
	11 The name of the corporation isLCMAI	, Inc.
V /		
	2. Articles of Dissolution have heretofore been i	filed in the office of the Secretary of State of the State of
24		Y, A. D. 19 82, and the dissolution thereby
ef	ected has not been revoked.	
، نبر	3. Notice of the dissolution has been given to e	ach known creditor of the corporation and duly published in
	cordance with the requirements of Section 55-119	
	A All Habilities of the corner flow have been	paid and discharged, or adequate provision has been made
13	erefor.	
-	- 1 NJ	e corporation have been distributed among its shareholders
	accordance with their respective rights and inter	•
	1 17 19 0	s signed by the President and Secretary
	the corporation, this the 12th day of	arch. A. D. 19.82.
	ration at 12:39 o'clock P. W. day of Mouenties 1982	12 2 2 0
	and Verified in the office of the Register	By John J. Traley
	ston County, N. C.	President
(pure)	In Book 41 Page 387	talma E. Huspeth
	day of Navember 1982	Becretary
<del></del>	Register of Deeds	J. Robertson, Deputy
-	OUNTY OF _GASTOX	
•	OUNTI OF LOAD, OR COLOR	<u> </u>
	JOHN L. FRALEY	PALMER E. HUFFSTETLER being
1	he President and Secretary	respectively of the above-named corporation, each being duly
	worn, deposes and says that the facts stated in th	foregoing Cordificate of Completed Liquidation are true and
•	orrect.	
		- John L Traley
	•	
		+ Colmer-t. Huffetitta
	19th	March 82
	GASTON CO. N.C.	. day et A. D. 19
	GLORIA B. MUSARO Register of Deeds	64189814
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2 1 2 9 PARE 5 3 0 GASTON COUNTY TRAN TIME Real Estate BOOK **Excise Tax** PAGE FILED 56-00 REVENU TOTAL 64.00 CASH 64-00 0.00 Tax Lot No. 5 Parcel Identifier No. Verified by County on the ..... day of ..... EUGENE D. GRIGG ATTORNEY AT LAW 704 EAST MAINSTREET CHERRYVILE, NO 18031 This instrument was prepared by Brief description for the Index NORTH CAROLINA GENERAL WARRANTY DEED SEPTEMBER THIS DEED made this ... by and between GRANTOR GRANTEE WILLIAM LESTER SELF ANDREWS AND WIFE, TRAVIS KNITS, INC. MARJORIE H. ANDREWS 1515 W. | ACADEMY ST. CHERRYVILLE, NC 28021 RECORDING FEE REVENUE Enter in appropriate block for each party: name, address, and, if appropriate, maracter of entity, e.g. corporation or partnership. The designation Grantor and Grantse as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context. WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantse, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that ....CHERRYVILLE .... ..... County, North Carolina and more particularly described as follows: Bounded now or formerly on the North by W. Academy Street; on the East by Lester Street; on the South by Henry; and on the West by other lands of Travia Knits, /Inc.,

and more particularly described in accordance with an unrecorded plat and survey made thereof by W. Bradley Freeman, Registered Surveyor, dated August 14, 1991 as follows:

BEGINNING at an iron pin located in the southern margin of the right-of-way for W. Academy Street, the same being located at the most northeasterly corner of the Fohican Mills, Inc. (now Travis Knits, Inc.) property as described in Deed Book 1386 as Page 440 of the Gaston County Registry, and running thence from said point of beginning with the southern margin of the right-of-way for W. Academy Street N 68-45-43 E 396-16 feet to an iron pin located at the point where the southern margin of W. Academy-Street intersects with the western margin of Lester Street; thence with the western mergin of Lester Street S 12-58-00 R 571.90 feet to an iron stake located in the northern boundary line of the Henry property; thence with the northern boundary line of the Henry property S 77-00-00 W 341.29 feet to an Iron stake located at the most southeasterly corner of the Mohican Mills (now Travis Knits, Inc.) property; thence with the eastern boundary line of said property N 18-35-36 W 517.60 feet to the point of beginning, containing 4.592 acres, more or less, as shown upon the aforesaid survey, intended to abut on a line contiguous to the eastern boundary line of the said Mohican Mills, Inc. (now Travis Knits, Inc.) property.

For title reference see Deed Book 1044 at Page 877 of the Gaston County Registry.
or Assoc. Form No. J & 1976, Revised & 1977 - James Shittern & Co. Inc., Dec 127, Yakhinda, N. C. 27055
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BOOK: 2129 P.

Book: 2129 Page: 530 Seq:

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ap showing the above	lescribed property is recorded	in Plat Book	page		
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**************************************	President, scaled with its corporate	s seal and attested by	ــــــــــــــــــــــــــــــــــــــ	Secretary.	
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e certified to be correct. The page hereof.	s instrument and this certificate ar	e duly registered at the date a	nd time and in the Book	k and Page shown on the	1
Uice D. Dr		REGISTER OF DEEDS P	or Dan	COUNTY	· [3]
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DEED made this 4th day of September.  GRANTOR  GRANTEE  MORICAN MILLS, INC.  1515 W. ACADEMY ST.  CHERRYVILLE, NC 28021  Regration Grantor and Grantee as used herein shell include said parties, their heirs, successors, and assigns, an include singular, plural, masculine, feminine or neuter as required by context.  SESSETH, that the Grantor, for a valuable consideration pair by the Grantee, the traceipt of which is here wideged, has and by these presents does grant, bargain, sell and convey undo the Grantee in fee simple, all the lot or parcel of land situated in the City of CHERRYVILLE CHERRYVILLE CHERRYVILLE Township  GASTON County, North Carolina and more particularly described as follows:  counded now or formarly on the North by West Academy Street; on the East by Lakesy ndrews; on the South by Carroll and H.S.T. Properties; and on the Wast by Jakbes, nor, and more particularly described in accordance with an unrechyded plat and, survey ade thereof by W. Bradley Freeman, Registered Surveyor, dated August 14, 1991 As collows:  EGINNING at an iron stake located at the most northeasterly corner of the Jakbes, nor, property, the same being located in the southern margin of the right-of-way for est Academy Street, and running thence from said point of beginning with the southern argin of the right-of-way for west Academy Street N 69-22-09 E 975.00 feet to an Tren stake located at the most cake; thence with the northern boundary line of, the H.S.T. and arroll property N 19-11-17 W 387.93 feet to the point of beginning, containing of the Jakbes property N 19-11-17 W 387.93 feet to the point of beginning containing of the Jakbes property N 19-11-17 W 387.93 feet to the point of beginning containing of the Jakbes property S 70-00 W 975-00 feet to an from stake located at the most outhern argin of the Jakbes property N 19-11-17 W 387.93 feet to the point of beginning containing of the Jakbes property S 70-00 W 975-00 feet to an from stake located at the most outhern argin of the Jakbes property N 19-11-17 W 387.93 fee	•				_ <del></del>	1 7 17	
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map showing the above o	lescribed property is recorded in Plat Book page
O HAVE AND TO HOLD	the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to
ie Grantee in fee simple. j	
nd the Grantor covenants	with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey
ha cama in fee vinale the	t title is marketable and free and clear of all encumbrances, and that Grancor will warrant and
efend the title against the	lawful claims of all persons whomsoever except for the exceptions hereinafter stated.
itle to the proper <b>ty</b> herei	nabove described is subject to the following exceptions:
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IN WITNESS WHEREOF, I	he Grantor has horeunto set his hand abstrain or it corporate, has caused this instrument to be signed in its
porate name by its daily auth we written.	orized officers and its seal to be hereubto affined by Adularity of its Board of Directors, the day and year tiral
MONICAN MILLS, INC.	(SEAL)
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	return (Corporate Seal) (SEAL)
SBAL-STAMP	NORTH CAROLINA,
	I, a Notary Public of the County and State aloresaid, certify that
<u>1</u>	Grantor,
a h. a	personally appeared before me this day and acknowledged the caceullon of the foregoing instrument. Witness my
がいる。	hand and official stamp or seal, this day of
党に カ	Notary Public
7. 60 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	my commission rapites:
リート	NOTE WEN YOU County.
SEAL-STAMP	1 touler DREA
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the form Acts to Acts	No. Work
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HE MANUFACTURE TO THE TREE TREE TO THE TREE TREE TO THE TREE TREE TREE TREE TREE TREE TREE	given and as the act of the corporation, the furegoing instrument was signed in the name by its
HEIR M. MINGER	President, sealed with its corporate seal and attested by H.M. as its
4 7 7 1 1810233	Witness my hand and official stamp or seal, this 252 day of SEPTEMBER 4, 1991.
had in wings County	Comi 30 1905 - Philo X/ Charles -
and the second s	My commission expires: Motaby Public
- (aranalma Ca-11111-12)	Phillip W. Kinger as Matoria Prilities
e foregoing Confidences of .	A.A.
y	No. 1 /
	is instrument and this certificate are duly registered at the date and time and in the Book and Boge shown on the
at page hereof.	TO TOWNSHIMED THE PART PART AND VERTILEN WE SHELD WE THE COME SHO IN THE PROPERTY AND THE CASE SHOWN OF THE .
alice B. Bro	BEGISTER OF DEEDS FOR DOATEN COUNTY
<u> </u>	1 Paleta
There	Deputy/Acadataert - Register of Beeds
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Book: 2129 Page: 532 Seq: 2

GASTON COUNTY Real Estate **Excise Tax** DEED 10.00 150-00 REVENU TOTAL 160-00 CHECK 160-00 CHANGE 0.00 toise Tax \$150.00 Tax Lot No. Parcel Identifier No. County on the ...... day of LUGENG Cherryville, NC 28021 Robinson, Bradshaw & Hinson, P.A. (RLH) This instrument was prepared by Brief description for the Index NORTH CAROLINA GENERAL WARRANTY DEED THIS DEED made this .. 29th ... day of .l.... 19. 92...., by and between GRANTOR GRANTEE JAKBEE, INC., TRAVIS KNITS, INC., a North Carolina corporation, with its a North Carolina corporation, with its principal office located in principal office located in Cherryville, North Carolina Cherryville, North Carolina Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context. WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantse, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantse in fee simple, all that certain lot or parcel of land situated in the City of . Gaston County, North Carolina and more particularly described as follows

> See Exhibit A attached hereto and incorporated herein by reference.

RECORDING FEE REVENUE

#### Exhibit A

BEGINNING at a new iron pin located in the southerly margin of the right-of-way of West Academy Street Extension, which iron pin is located along said margin of West Academy Street in an easterly direction a distance of 376.77 feet from a new iron pin located in the easterly margin of the right-of-way of Paul H. Beam Road, which iron pin at the BEGINNING point is also located 8 69-32-38 W 235.23 feet from an existing iron pin located at the northwesterly corner of the property of Travis Knits, Inc. (now or formerly) as described in Deed recorded in Book 2129 at Page 532 of the Gaston County Public Registry; thence, from said point of BEGINNING and continuing with said margin of West Academy Street N 69-32-38 E 235.23 feet to an existing iron pin located in he northwesterly corner of the above-referenced property of Travis Knits, Inc., thence, running with the westerly boundary of said Travis Knits, Inc. property S 19:00-80 E 382.83 feet to an existing iron pin; thence, running with the northerly boundary of the property of H. W. Carroll (now or formerly) as described in Deed recorded in Book 882 at Page 635 of the Gaston Public Registry S 76-44-29 W 235.23 feet to a new iron pin; thence, N 19-10-45 W 353.32 feet to the point and place of BEGINNING, containing 1.982 acres, more or less, all as shown on that survey dated September 4, 1992 and prepared by D. W. Dickson.

N/1/2		
The property hereinabove	described was acquired by Grantor by instrument recorded in <u>Book 948 at Page 595</u>	
	lic Registry	
A map showing the above o	described property is recorded in Plat Book	
TO HAVE AND TO HOLI the Grantee in fee simple.	the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to	
the same in foe simple, the	s with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey at title is marketable and free and clear of all encumbrances, and that Grantor will warrant and lawful claims of all persons whomsoever except for the exceptions hereinafter stated, nabove described is subject to the following exceptions:	
1. 1992 Gaston Co	unty ad valorem taxes.	4 35
2. The valid and	enforceable easements, conditions and restrictions of record.	
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IN WITNESS WHEREOF, to corporate name by its duly auth above written.	the Grantor than harodato see his hand and year or if comporate, has caused this instrument to be signed in its orized officers and his seal to be hereunica affixed by authority of its Board of Directors, the day and year first	
JAKBEE. INC.	(JASS)	
- Janalia B	Bear	
- CON CONTRACTOR	eldent (SRAL)	
217	2 (SHAL)	
LOLING	retary (Corporate Scal)	
BRAUBTAMP	NORTH CAROLINA,	
	I, a Notary Public of the County and State aforesald, cartify that	
	personally appeared before me this day and acknowledged the execution of the foregoing lastrament. Witness my	
rate transferrible and engineering of the contract of the cont	hand and official stamp or seal, this day of	
	My commission expires:Netary Public	
SEVS-SBVNA	NORTH CAROLINA, Gaston County. Mighord N. Bourd	
R	L a Notary Pable of the County and State aforesaid, certify that Michael No. Beant agestary of JARBEE, INC., a North Caroline corporation, and that by authority duly	
	given and as the act of the corporation, the foregoing instrument was signed in its name by its	
	President, sealed with its corporate seal and attested byabilisSecretary.	
an	Witness my hand and official stamp or seal, this 29th day of September	
- And 2 age.	My commission expires: 11-02-92	
The foregoing Certificate(s) of .	Beverly S. Clawson	in the same
	Lasto Courty LC	
is/are certified to be correct. The	Brown REGISTER OF DEEDS FOR Mactors Sources	
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N.C. Bar Asen, Form No. 3 © 1978, Rev	rised 1917 Printed by Agraement with the N.C. Bar Assn. Poole Printing Co., Inc. P.O. Box 58487, Raleigh, N.B. 27688	